

**Planning Commission  
Technical Advisory Committee  
& Planning Commission**

**The Cliff Morton Development and Business Services Center  
1901 S. Alamo  
Training Rooms A & B**

**↻ March 24, 2008 ↻**

**11:30 A.M.**

**PRELIMINARY ITEMS**

1. 11:30 A.M. – Call to Order
2. Roll Call

**OTHER ITEMS**

3. Briefing and consideration of a proposed amendment to the Unified Development Code regarding the Infill Development Zone (IDZ) zoning district. (Development Services Department)
4. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)
5. Consideration of the minutes for the March 10, 2008 Planning Commission Technical Advisory Committee meeting.
6. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
7. Questions and Discussion
8. **ADJOURNMENT**

For additional information concerning UDC amendments contact Trish Wallace at (210) 207-0217 [patricia.wallace@sanantonio.gov](mailto:patricia.wallace@sanantonio.gov), Richard L. Milk at (210) 207-5495 [richard.milk@sanantonio.gov](mailto:richard.milk@sanantonio.gov), Nina Nixon-Mendez at (210) 207-2893 [Nina.NixonMendez@sanantonio.gov](mailto:Nina.NixonMendez@sanantonio.gov); or Chris Looney at (210) 207-5889 [christopher.looney@sanantonio.gov](mailto:christopher.looney@sanantonio.gov). For information concerning the schedule or meeting location contact Donna Schueling at (210) 207-5016 or [donna.schueling@sanantonio.gov](mailto:donna.schueling@sanantonio.gov)

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



**Planning Commission  
Technical Advisory Committee  
& Planning Commission**

≈ March 10, 2008 ≈

**MINUTES**

**PRELIMINARY ITEMS**

1. 11:40 A.M. – Call to Order

2. Roll Call

<u>Members Present:</u>	<u>City Staff:</u>
Cecilia Garcia	Melissa Ramirez, DSD
Francine S. Romero	Donna Schueling, DSD
John Friesenhahn	Nina Nixon-Mendez, Planning & Community Dev.
Erika Juknies	Richard Milk, Planning & Community Development
Ramon Ruiz	Trish Wallace, Planning & Community Development
Brad Peel	Elizabeth Carol, DSD
Steve Hanan	Temple Kennedy, DSD
Mike Cude	John Osten, DSD
Fred Pfeiffer	Juan M. Ramirez, DSD
Robert Hanley	Thomas Carrasco, DSD
	Jasmin Moore, DSD
<u>Members Absent:</u>	Susan Guinn, City Attorney's Office
Linda Holsonback	David Clear, CMSA
Gene Dawson Jr.	Bob Browning, Public Works
Bob Liesman	Lauren Edlund, Planning & Community Development
Peggy Tedford	Debbie Reid, DSD
Susan Wright	Joe G. Mendoza, Planning & Community Development
Benjamin Youngblood	Christina De La Cruz, Public Works
Jody Sherrill	Abigail Kinnison, Public Works
<u>Others:</u>	
Jeffrey McKinnie	
James Griffin	

**OTHER ITEMS**

3. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)

Chairman Garcia asked for an update from Traffic regarding Section 35-209(b)(5) 4. Incentives: Traffic Study Language. Tom Carrasco gave an overview of the progress being made with the traffic study language. Christina De La Cruz reported that the recommended language had been placed in with the previous corrections and that the Traffic Study was no longer under the incentives and placed as a separate section (b)(6) Traffic Impact Study. Abigail Kinnison reported that the bicycle route was included in the plan and offered to go through them.

Chairman Garcia informed the board that the traffic comments were included in the new staff recommendations, but would be handed out later. She stated that once all of the documents had been reviewed that the Board would review the whole document one more time.

Richard Milk explained that items in the new draft were reflected with cross outs for removed items, Highlights and underlines for newly added items.

Below are were the items discussed for changes:

- 35-209(D)(4) "Once this designation has been made, the parking requirements ~~may~~ shall be reduced by 30%."
- 35-209(d)(3)(D)(a) Staff will revisit intent of planned corridors. Should they be built in 5 years or just planned for?
- 35-209(d)(5)(A) Is there a distance limit for TDR?
- 35-209(d)(5)(C)(2)(c) remove space from between second and phase; add the word "by" between commenced and the.
- 35-209(d)(6)(A)(3) "~~There shall be~~ Wetlands shall be subject to a standard of ....."
- 35-209(d)(6)(B)(3) Define "degraded condition" in definition section; capitalize "Class".
- 35-209(d)(6)(B)(3) Revisit intent and definition of "thoroughfare" to ensure that it is not inclusive of trails in this section.
- 35-209(d)(6)(C)(3) Verify wording in the paragraph.
- 35-209(d)(6)(D)(1) "The alteration of such conditions where necessary, ~~may~~ shall be mitigated..."
- 35-209(d)(6)(D)(5) " Storm water management on thoroughfares and all lots shall..."; "~~There shall be no~~ Retention or detention shall not be required on the individual lots."
- 35-209(d)(6)(E)(1)

**4. Consideration of the minutes for the February 25, 2008 Planning Commission Technical Advisory Committee meetings.**

Motion: Steve Hanan to adopt the minutes from the February 25, 2008 meeting with corrections

Second: Mike Cude

In Favor: Unanimous

Opposed: None

Abstension: Erika Jucknies

Motion Passed

**5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.**

The Planning Commission Technical Advisory Committee did not enter into Executive Session.

**6. Questions and Discussion**

It was discussed that the Board will start with the Tree Preservation Section at the next meeting.

The committee scheduled the next Planning Commission Technical Advisory Committee meeting for Monday, March 24, 2008 11:30 a.m.-1:30 p.m.

**7. ADJOURNMENT, 1:25 P.M.**

**APPROVED:**

Ms. Cecilia Garcia – Chairperson

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**UDC Technical Advisory Committee**

**TO:** Members of the San Antonio UDC Technical Advisory Committee

**FROM:** Roderick Sanchez, AICP, CBO, Director

**SUBJECT:** Proposed zoning amendment to the Unified Development Code regarding the Infill Development Zone (IDZ) zoning district

**DATE:** March 24, 2008

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**SUMMARY:**

Pursuant to direction by City Council, the Development Services Department has prepared an amendment to the Unified Development Code (UDC) to incorporate lot size and frontage relief in the IDZ (Infill Development Zone) zoning district.

**BACKGROUND:**

In 2001, San Antonio's City Council adopted the current UDC which includes a zoning classification intended to provide flexible standards for the development and reuse of certain underutilized parcels – IDZ (Infill Development Zone). IDZ zoning is available to property within the Community Revitalization Action Group (CRAG) target area, which generally includes the territory located inside the corporate boundaries of San Antonio as they existed in 1940. Properties within this older, inner-city part of San Antonio tend to be difficult to redevelop, particularly if they are comprised of larger, irregular shaped parcels. IDZ zoning currently offers relief to some of the conventional development standards, including parking and setbacks, however not to minimum lot size or to street frontage requirements.

On February 27<sup>th</sup> of 2008, the Development Services Department received a Council Consideration Request (CCR) to bring forward an amendment to the IDZ section of the UDC that would alleviate some of these barriers to larger tract IDZ redevelopment. The City Council Governance Committee considered this CCR on March 5<sup>th</sup> of 2008 and forwarded it to the City Council Infrastructure and Growth Committee. Additional reviews and considerations will be made by the TAC, Planning Commission, Zoning Commission and City South Management Authority (CSMA) Board.

**POLICY ANALYSIS AND RECOMMENDATION:**

As stated in the CCR, IDZ zoning has been frequently used as a flexible redevelopment tool for inner-city tracts, however mostly for individual lots. The general UDC requirements for minimum lot area, and that lots front on a street, can hamper redevelopment of larger tracts where the IDZ could otherwise offer opportunities for mixed use benefits. With larger properties often characterized by irregular property limits, the benefits of the IDZ are severely limited by the need to convert to a suburban style Planned Unit Development (PUD) zoning classification to gain the ability to plat lots without street frontage. Providing this relief for IDZ-zoned tracts would promote more flexible redevelopment or adaptive reuse of larger underutilized tracts in San Antonio. Therefore, the Development Services Department recommends approval.

## **Proposed Amendment to the Unified Development Code** **(Chapter 35 of the City Code)**

### **Sec. 35-343. "IDZ" Infill Development Zone**

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- (c) **Lot and Building Specifications.** The side, front and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. Lots may be platted in areas larger than 15 or more contiguous acres located within an approved infill development zone without a minimum lot area requirement and are not required to front on a public or private street, provided that such lots shall be provided with vehicular and/or pedestrian traffic access by means of private drives with perpetual access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means pursuant to documentation approved by the Director.

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**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK  
2008 FEB 27 PM 4:30

TO: Mayor & City Council

FROM: Councilwoman Mary Alice Cisneros

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Pat DiGiovanni, Deputy City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Amendment to the UDC regarding the IDZ zoning district

DATE: February 27, 2008

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully request that the Development Services Department Staff take appropriate steps in bringing forward to the City Council for final action an amendment to the Unified Development Code (UDC) to incorporate lot size and frontage relief, similar to what is allowed in Planned Unit Development (PUD) zoning, into the Infill Development Zone (IDZ) zoning regulations. Specifically, I request that the following language be added to UDC Section 35-343(c) Lot and Building Specifications:

...Lots may be platted in areas larger than 15 or more contiguous acres located within an approved infill development zone without a minimum lot area requirement and are not required to front on a public or private street, provided that such lots shall be provided with vehicular and/or pedestrian traffic access by means of private drives, access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means pursuant to documentation approved by the Director.

Brief Background

In 2001, San Antonio's City Council adopted the current UDC which includes a zoning classification intended to provide flexible standards for the development and reuse of certain underutilized parcels – IDZ (Infill Development Zone). IDZ zoning has been frequently used as a flexible redevelopment tool for inner-city tracts, however mostly for individual lots. The general UDC requirement that lots both have a minimum area and front on a street can hamper redevelopment of larger tracts where the IDZ could otherwise offer opportunities for mixed use benefits. With larger properties often characterized by irregular property limits, the benefits of the IDZ are severely limited by the need to convert to a suburban style PUD zoning classification just to gain the ability to plat lots without street frontage. Providing this relief for IDZ-zoned tracts would promote more flexible mixed-use redevelopment and adaptive reuse of larger underutilized tracts within San Antonio's inner-city.